

PLAN AMENDMENT #1  
APPROVED MARCH 27, 1995

RESOLUTION NO. 95-66

A RESOLUTION to amend the future land use map in the 1994 Comprehensive Plan from heavy manufacturing to parks/recreation and planned commercial use on approximately 50 acres in Part of Government Lots 1, 2, and 3, Section 4-74-44 and Part of Government Lot 4, Section 33-74-44.

WHEREAS, Ameristar Casino Council Bluffs, Inc., has requested an amendment to the 1994 Comprehensive Plan to allow construction of docking facilities and all associated land-based development in conjunction with their proposed riverboat casino located on 50 acres at 2200 River Road; and

WHEREAS, the future land use map in the comprehensive plan shows the subject property as heavy manufacturing, with a portion on the northwest shown as parks/recreation; and

WHEREAS, the applicant's intended uses, as set out in Exhibit "A" attached, in the 28 acres in the floodway are riverboat docking facilities and parking, consistent with Chapter 15.34 of the Zoning Ordinance, A-3/Riverboat Docking District; the main pavilion, two hotels, restaurants and other related uses proposed for the other 22 acres are consistent with Chapter 15.17, PC/Planned Commercial District; and

WHEREAS, amendment of the comprehensive plan's future land use map is justified if the development proposal advances the goals and policies of the comprehensive plan; and

WHEREAS, utility capacity is available to serve the proposed uses; and

WHEREAS, roadway improvements to Nebraska Avenue from the Interstate to the entrance to the site will be designed to assure adequate access and minimum impact to all adjacent property; and

WHEREAS, a riverboat casino must have direct access to the river. Most of the City's riverfront is zoned A-1/Open Space Conservation District, rather than General Manufacturing, to assure appropriate use in the floodway. The A-3/Riverboat Docking District restricts uses to those associated with riverboat docking and outdoor recreation; and

WHEREAS, the Ameristar proposal reinforces all applicable goals and policies in the 1994 Comprehensive Plan. It will create employment opportunities which will have a positive impact throughout the economy from construction, retail sales, and housing to population growth consistent with the plan's goal of a 1% increase annually for the next 10 years; and

WHEREAS, continuity of the open space/recreation use designation from south of the Harveys' site, through the Ameristar site is a natural extension of both the future and existing land use in that stretch of the riverfront. The land is vacant and should remain so with the exception of the minimum improvements allowed on flood prone land.

NOW, THEREFORE, BE IT RESOLVED  
BY THE CITY COUNCIL  
OF THE  
CITY OF COUNCIL BLUFFS, IOWA:

That the future land use map of the 1994 comprehensive plan is amended, as set out in Exhibit "A", to change the heavy manufacturing use designation to planned commercial use on the 22

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WHEREAS, Ameristar Casino Council Bluffs, Inc., has requested an amendment to the 1994 Comprehensive Plan to allow construction of docking facilities and all associated land-based development in conjunction with their proposed riverboat casino located on 50 acres at 2200 River Road; and

WHEREAS, the future land use map in the comprehensive plan shows the subject property as heavy manufacturing, with a portion on the northwest shown as parks/recreation; and

WHEREAS, the applicant's intended uses, as set out in Exhibit "A" attached, in the 28 acres in the floodway are riverboat docking facilities and parking, consistent with Chapter 15.34 of the Zoning Ordinance, A-3/Riverboat Docking District; the main pavilion, two hotels, restaurants and other related uses proposed for the other 22 acres are consistent with Chapter 15.17, PC/Planned Commercial District; and

WHEREAS, amendment of the comprehensive plan's future land use map is justified if the development proposal advances the goals and policies of the comprehensive plan; and

WHEREAS, utility capacity is available to serve the proposed uses; and

WHEREAS, roadway improvements to Nebraska Avenue from the Interstate to the entrance to the site will be designed to assure adequate access and minimum impact to all adjacent property; and

WHEREAS, a riverboat casino must have direct access to the river. Most of the City's riverfront is zoned A-1/Open Space Conservation District, rather than General Manufacturing, to assure appropriate use in the floodway. The A-3/Riverboat Docking District restricts uses to those associated with riverboat docking and outdoor recreation; and

WHEREAS, the Ameristar proposal reinforces all applicable goals and policies in the 1994 Comprehensive Plan. It will create employment opportunities which will have a positive impact throughout the economy from construction, retail sales, and housing to population growth consistent with the plan's goal of a 1% increase annually for the next 10 years; and

WHEREAS, continuity of the open space/recreation use designation from south of the Harveys' site, through the Ameristar site is a natural extension of both the future and existing land use in that stretch of the riverfront. The land is vacant and should remain so with the exception of the minimum improvements allowed on flood prone land.

NOW, THEREFORE, BE IT RESOLVED  
BY THE CITY COUNCIL  
OF THE  
CITY OF COUNCIL BLUFFS, IOWA:


That the future land use map of the 1994 comprehensive plan is amended, as set out in Exhibit "A", to change the heavy manufacturing use designation to planned commercial use on the 22

acres which Ameristar intends to use for land-based facilities;  
and

BE IT FURTHER RESOLVED

That the future land use map of the 1994 comprehensive plan is amended, as set out in Exhibit "A", to change the heavy manufacturing designation to parks/recreation use on the remaining 28 acres in the floodway which will be used for Ameristar's docking facilities.

ADOPTED  
AND March 27, 1995  
APPROVED

  
THOMAS P. HANAFAN Mayor

Attest:   
OLGA ARELLANO City Clerk

Planning Case #CP-95-001

